

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Community
Development Authority
For reading: October 14, 2008

ANCHORAGE, ALASKA
AR No. 2008-247

**A RESOLUTION APPROVING A PRELIMINARY CONCEPTUAL PLAN FOR
LEASE OF A SITE WITHIN THE MUNICIPAL TUDOR ROAD COMPLEX TO
ANCHORAGE NEIGHBORHOOD HEALTH CENTER FOR A NEW CLINIC
BUILDING.**

WHEREAS, the Anchorage Neighborhood Health Center is a non-profit corporation, and the only federally funded, qualified health center in Anchorage serving persons who are uninsured, underinsured or homeless; and

WHEREAS, changes in Anchorage demographics show a growing need among low income families, new immigrants, and seniors for services currently provided by Anchorage Neighborhood Health Center; and

WHEREAS, Anchorage Neighborhood Health Center's current facility and location at 1217 East 10th Avenue, appraised at \$1,750,000, is inadequate to serve its clientele; and

WHEREAS, Anchorage Neighborhood Health Center has approximately \$12,000,000 to use for construction of a new facility, if it can find a suitable location; with identification of an appropriate site, Anchorage Neighborhood Health Center is able to continue to raise funds for the balance of its construction costs; and

WHEREAS, the Municipality of Anchorage has identified a potential site for construction of a new Anchorage Neighborhood Health Center clinic, containing approximately 4.5 acres in the northwest corner of the Municipal Tudor Road Complex, Tract 1; and

WHEREAS, in exchange for a potential clinic construction site, Anchorage Neighborhood Health Center is willing to deed its facility on East 10th Avenue to the Municipality, free and clear of all liens and encumbrances; and

WHEREAS, if this preliminary conceptual plan is approved, the Municipality of Anchorage and Neighborhood Health Center plan to move forward to negotiate the terms and conditions necessary for a lease, pursuant to Anchorage Municipal Code section 25.30.040B., and bring those terms forward to the Assembly for approval by ordinance for One Dollar per year for a term of fifty years; now therefore,

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2 **THE ANCHORAGE ASSEMBLY RESOLVES:**

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4 **Section 1.** Subject to submission and approval of an ordinance, and as a preliminary step
5 towards a land exchange and/or disposal of municipal land, a conceptual plan to develop
6 approximately 4.5 acres of the northwest corner of the Municipal Tudor Road Complex Tract
7 1 as a site for a new building for the Anchorage Neighborhood Health Center is approved.
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9 **Section 2.** Subject to submission and approval of an ordinance setting out the specific
10 terms and conditions, a conceptual plan for a long term lease of fifty years, at less than fair
11 market value, to Anchorage Neighborhood Health Center in exchange for a deed from
12 Anchorage Neighborhood Health Center of its property at 1217 East 10th Avenue to the
13 Municipality of Anchorage is approved.
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15 **Section 3.** Subject to appropriate planning and land use regulations, a preliminary
16 conceptual plan for Anchorage Neighborhood Health Center to build a new clinic at the
17 Municipal Tudor Road Complex Tract 1 is approved.
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19 **Section 4.** The Anchorage Assembly retains the authority to approve the terms and
20 conditions of any Lease, including provisions for construction pursuant to all planning and
21 zoning requirements and approvals, between the Municipality of Anchorage and Anchorage
22 Community Health Center.
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24 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
25 _____, 2008.
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28 _____
29 Chair

30 ATTEST:
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33 _____
34 Municipal Clerk
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